
CITY OF GALLATIN COUNCIL COMMITTEE MEETING

August 14, 2012

6:00 pm

**Dr. J. Deotha Malone
Council Chambers**

- Call to Order: Councilman Alexander
- Roll Call: Vice Mayor Mayberry - Alexander – Camp – Garrott – Hayes – Kemp – Overton
Mayor Graves
- Approval of Minutes:
 - July 24, 2012
- Public Recognition
- Mayor's Comments

AGENDA

1. Resolution #R12Ø6-29 accepting public improvements by the City of Gallatin, Tennessee – Odric Gregory Industrial Park, Phase 3 **(Nick Tuttle, Engineering)**
2. Ordinance #O12Ø7-47 amending Zoning Ordinance of the City of Gallatin, Tennessee by amending Agricultural (A) Agricultural Zone District to Residential 40 (R40) Low Density Zone District – 2.02 (+/-) acres, Ann Reagan Tomlinson, owner, S.B.E. Tax Map #134//Parcel 038.00 – located at 855 Coles Ferry Road, at the intersection with Stonegate Drive **(Tony Allers, Codes/Planning)**
3. Ordinance #O12Ø8-51 appropriating funds for 2012 Drug Fund budget overages **(Rachel Nichols, Finance)**
4. Ordinance #O12Ø8-50 appropriating funds for 2012 General Fund budget overages **(Rachel Nichols, Finance)**
5. Foxland Bonds **(Joe Thompson, City Attorney)**
6. Blakemore Avenue **(Councilman Alexander)**

- Other Business
- Department Head Reports
- Adjourn

City of Gallatin Council Committee Meeting

Tuesday July 24, 2012

Dr. J. Deotha Malone Council Chambers Gallatin City Hall

PRESENT:

Mayor Jo Ann Graves
Vice Mayor Ed Mayberry
Councilman Tommy Garrott
Councilman John D. Alexander
Councilwoman Anne Kemp
Councilman Jimmy Overton
Councilman Steve Camp

ABSENT:

Councilman Craig Hayes

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance Director
Ronnie Stiles, Public Works Director
Nick Tuttle, City Engineer
David Gregory, Public Utilities Director
Ann Whiteside, Mayor's Office
Connie Kittrell, City Recorder

Tony Allers, Director Codes/Planning
Dave Crawford, Personnel
Joe Thompson, City Attorney
Don Bandy, Police Chief
David Brown, Leisure Services
Tommy Dale, Fire Department
News Examiner, Reporter

Councilman Overton called the meeting to order.

Approval of Minutes

Councilman Overton presented the minutes of the July 10, 2012 Council Committee Meeting and the July 11, 2012 Special Called Council Committee Meeting for approval.

Councilwoman Kemp motioned to approve the minutes as presented; Vice Mayor Mayberry seconded. Motion carried 6 ayes, 0 nays.

Public Recognition

Councilman Overton opened public recognition.

Mr. Al Bennett, 1255 Lock 4 Road, said he is representing the Noon Gallatin Rotary Club. Mr. Bennett said the organization has a Concession Stand at the Sumner County

Fair and is asking the City for garbage cans, as has been done in the past. Mr. Bennett said he is also asking the City to pick up the trash during the fair and after the fair.

Councilman Garrott motioned to approve; Councilman Alexander seconded. Motion carried 6 ayes to 0 nays.

Vice Mayor Mayberry and Councilman Camp disclosed that they are members of the Noon Gallatin Rotary Club.

With no one else requesting to speak; Councilman Overton closed public recognition.

Mayor's Comments

- Mayor Graves said Red River Road and North Water Avenue are under construction.

Agenda

1. **Ordinance #O1207-48 award bid and authorizing funds in the total amount of \$1,700,000.00 from water/sewer reserves for 2012 sewer system rehabilitation in various areas in the City - contract "212"**

Mr. David Gregory, Public Utilities, said there is a lot of infiltration and broken pipes throughout the water/sewer system and the State has the City on a five year plan to complete repairs. Mr. Gregory said the video and photos of the pipes are located in the Public Utilities office.

Vice Mayor Mayberry motioned to approve; Councilwoman Kemp seconded. Motion carried 6 ayes; 0 nays.

2. **Resolution #R1206-31 approve revised personnel rules & regulations**

Mr. Dave Crawford, Personnel Official, said he was bringing the entire manual back with the change of the numbering system on the personnel rules and regulations.

Mr. Joe Thompson, City Attorney, said he asked that this be brought back to Committee because the numbering system has changed throughout the manual. Mr. Thompson said this was a technical deferral because the entire manual needed to be presented to Council.

3. Discuss safety issues with downtown buildings and potential costs associated with building improvements

Mr. Tony Allers, Director Codes/Planning, reminded Council that a survey was done of downtown buildings, due to the incident at Pizza Machine, where bricks fell off the building. Mr. Allers said there have been some structural failures found in the facades.

Councilman Overton said there are several structures outside some of the buildings. Mr. Allers said the structures have been put up to protect the public and keep the businesses open. Mr. Allers said the buildings are safe, just the facades need attention.

Councilman Overton asked when work will begin. Mr. Allers said that is why he has presented this item tonight.

Mr. Allers said some owners are cooperating and others must be motivated. Mr. Allers said there should be a written agreement with the property owners regarding the improvements. Mr. Allers said the City is paying for the protective structures.

Mr. Thompson said Council approved hiring a structural engineering firm to survey six buildings. Mr. Thompson said the engineering firm said 108 Public Square was failing from a façade standpoint. Mr. Thompson said there were some events coming up; therefore, there is a potential for a special duty. Mr. Thompson said when the public is invited to the square, for a City sponsored event, such as with "Third Thursday" that is considered, under the law, as special duty. Mr. Thompson said since the City had actual knowledge, action needed to be taken to protect the sidewalks.

Mr. Thompson said the wisest thing to do is to move forward with scheduling the "show cause" hearings for August 7, 2012, with the goal of meeting with property owners and having something to present to the Council that is an agreement, that the property owners have committed to, with some dates for improvements to be completed.

Councilman Garrott said Council should see the report of the structural engineer. Mr. Thompson said Council will have two weeks to look at the report. Councilman Overton said he would like Council to have a copy of the report by Monday. Mr. Thompson said there is the hope that the property owners will come to an agreement as to when repairs would be completed.

Vice Mayor Mayberry motioned to authorize the scheduling of "show cause" hearings on August 7, 2012; Councilman Alexander seconded. Motion carried 6 ayes; 0 nays.

4. Ordinance #1207-49 amending Chapter 11, Article V, Section 11-138 of the Gallatin Municipal Code relating to peddlers, solicitors, and itinerant vendors by establishing a Do Not Solicit List

Mr. Thompson said there have been some issues this summer with door to door solicitors and in some cases the police department has been called. Mr. Thompson said some cities have created a Do Not Solicit List and solicitors are not permitted to go to those addresses. Mr. Thompson said it gives the police department a more direct way to deal with over aggressive solicitations. Mr. Thompson said it also gives the Recorder's office another avenue to revoke a permit if there is a problem.

Councilman Garrott suggested No Soliciting signs. Mr. Thompson said No Soliciting signs are already in the ordinance.

Mr. Thompson said non-profit organizations are not affected. Mr. Thompson said it applies to for-profit commercial enterprises.

Vice Mayor Mayberry motioned to move to Council. Councilman Alexander seconded. Motion carried 6 ayes; 0 nays.

5. Financial Reports for February, March, April & May

Ms. Rachel Nichols, Finance Director, said the reports show the general fund is doing well as of May 31, 2012 as are the other funds. Ms. Nichols said revenue is coming in as targeted and expenses are staying within budget.

Other Business

There was no other business to discuss.

Department Head Reports

Mr. Ronnie Stiles, Public Works Director, said the man who donated the 2009 and 2010 Christmas tree to the City has asked the City to mow his property on Tulip Poplar in exchange for the 2012 tree. Mr. Stiles said the area to be mowed is small.

Mr. Thompson suggested that a release be signed by the property owner before City workers go on the property.

Ms. Nichols clarified that while item #1. was an ordinance to appropriate money, there is a continuation budget now and no new money could be appropriated; however, Public Utilities comes under a different set of accounting rules and requirements so this

item can go forward. Ms. Nichols said the other departments fall under the continuation budget and no new requests can be brought forward.

Adjourn

With no further business to discuss, Councilman Overton adjourned the meeting.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

AUGUST 14, 2012

DEPARTMENT: **Engineering**

AGENDA # **1**

SUBJECT:

Resolution Accepting Public Improvements for Odric Gregory Industrial Park, Phase 3

SUMMARY:

The Planning Commission passed Resolution R1206-29 July 23, 2012, to accept these public improvements.

RECOMMENDATION:

ATTACHMENT:

<input checked="checked" type="checkbox"/>
<input type="checkbox"/>

Resolution
Ordinance

<input type="checkbox"/>
<input type="checkbox"/>

Correspondence
Contract

<input type="checkbox"/>
<input type="checkbox"/>

Bid Tabulation
Other

Approved
Rejected
Deferred

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Notes:

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY
THE CITY OF GALLATIN, TENNESSEE
ODRIC GREGORY INDUSTRIAL PARK, PHASE 3

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Odric Gregory Industrial Park, Phase 3;

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations;

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, rights-of-way, public easements, and public utility improvements described in Odric Gregory Industrial Park, Phase 3, Plat Book 26, Page(s) 323, Recorded May 5, 2010, and Amendment to the recorded subdivision plat of Lot 10, Odric Gregory Industrial Park, Phase 3, Record Book 3377, Page(s) 443-445 in the Register's Office for Sumner County, are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the following described street is hereby accepted by the City of Gallatin, Tennessee:

Hope Court – approximately \pm 475 feet improved described in Odric Gregory Industrial Park, Phase Three, Plat Book 26, Page(s) 323, Recorded May 5, 2010 in the Register's Office for Sumner County, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this Resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR JO ANN GRAVES

ATTEST:

**CONNIE KITTRELL
CITY RECORDER**

APPROVED AS TO FORM:

**JOE H. THOMPSON
CITY ATTORNEY**

RESOLUTION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS
FOR HOPE COURT IN ODRIC GREGORY INDUSTRIAL PARK, PHASE 3 TO THE
GALLATIN CITY COUNCIL – PC9951-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Odric Gregory Industrial Park, Phase 3 submitted by the applicant, Blue Ridge Surveying Inc., at its regular meeting on July 23, 2012; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached hereto as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103 and 13-4-102:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can is justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Odric Gregory Industrial Park, Phase 3 to the Gallatin City Council with the condition that the applicant submits a maintenance surety in the amount of \$12,000 to the Codes/Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.


IT IS SO ORDERED.


PRESENT AND VOTING

AYE: 6

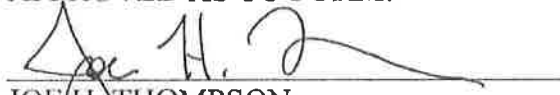
NAY: 0

DATED: 07/23/2012


Dick Dempsey


Johnny Wilson, Secretary

APPROVED AS TO FORM:


JOE H. THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

AUGUST 14, 2012

DEPARTMENT: CODES/PLANNING

AGENDA # 2

SUBJECT:

Ordinance #O1207-47 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at 855 Coles Ferry Road, at the intersection with Stonegate Drive, from Agricultural (A) zone district to Residential 40 (R40) low density zone district.

SUMMARY:

Applicant request amending Agricultural (A) 2.02 (+/-) acres to Residential 40 (R40) zone district. S.B.E. Tax Map #134//Parcel 038.00 located at 855 Coles Ferry Road, at the intersection of Stonegate Drive. This rezoning was recommended at the July 23, 2012 Planning Commission meeting.

RECOMMENDATION:

ATTACHMENT:

☐ Resolution
☒ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☒ Other

Approved ☐
Rejected ☐
Deferred ☐

Notes:

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL (A) AGRICULTURAL ZONE DISTRICT TO RESIDENTIAL 40 (R40) LOW DENSITY ZONE DISTRICT – 2.02 (+/-) ACRES, ANN REAGAN TOMLINSON, OWNER, S.B.E. TAX MAP #134//PARCEL 038.00- LOCATED AT 855 COLES FERRY ROAD, AT THE INTERSECTION WITH STONEGATE DRIVE.

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2011-69, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2011-69, attached hereto as Exhibit A; and
2. That based upon recommendation of approval by the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property described in Exhibit C, attached hereto, and further defined in Exhibit D, Rezoning Exhibit for Ann Reagan Tomlinson Property, shall be amended from the regular zoning district of Agricultural (A) agricultural zone district to Residential 40 (R40) low density zone district.
3. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning changes herein made.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL

CITY RECORDER
APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. O1207-47 TO THE GALLATIN CITY COUNCIL - AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL (A) AGRICULTURAL RESIDENTIAL ZONE DISTRICT TO RESIDENTIAL 40 (R40) LOW RESIDENTIAL DENSITY ZONE DISTRICT – 2.02 (+/-) ACRES, ANN REAGAN TOMLINSON, OWNER, S.B.E. TAX MAP #134//PARCEL 038.00- LOCATED AT 855 COLES FERRY ROAD, AT THE INTERSECTION WITH STONEGATE DRIVE – PC0020-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, C&K Surveyors, LLC., at its regular meeting on July 23, 2012; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103 and 13-4-102:

1. This zoning amendment is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.
2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can is justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the zoning amendment to the Gallatin City Council with the following conditions:

1. The applicant shall submit a copy of the signed affidavit that property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15

- days before the Public Hearing is held at City Council (not counting that date).
2. The applicant shall submit fourteen (14) corrected copies of the rezoning exhibit to the Codes/Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: 6

NAY: ϕ

DATED: 7/23/12


Dick Dempsey, Chairman


Johnny Wilson, Secretary

APPROVED AS TO FORM:


JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

**Legal Description
For
Ann Reagan Tomlinson
Map 134 – Parcel 38.00**

RECEIVED
JUN 26 2012

GALLATIN PLANNING
& ZONING

Property located at 855 Coles Ferry Road in the City of Gallatin, 3rd Civil District of Sumner County, Tennessee. Being described according to a survey by C&K Surveyors, LLC, William E. Crenshaw, R.L.S. #2395, dated June 10, 2012, as follows:

BEGINNING at an existing iron rod in the easterly right-of-way of Coles Ferry Road at the Southwest corner of the herein-described tract. Said pin also being the Northwest corner of the Tom W. Stone et ux property of record in Deed Book 163, Page 213, R.O.S.C., TN. Thence, from said POINT OF BEGINNING, along the easterly right-of-way of Coles Ferry Road (25 feet from the centerline) N 17°06'22" W – 290.84' to an iron rod set at the Northwest corner of the herein-described tract and the Southwest corner of the Charles Tomlinson et ux property of record in Deed Book 281, Page 222, R.O.S.C., TN. Thence, leaving the easterly right-of-way of Coles Ferry with the southerly line of the Charles Tomlinson property, S 85°21'16" E – 432.54' to an iron rod set in the westerly right-of-way of the C.S.X. Railroad at the Northeast corner of the herein-described tract and the Southeast corner of the James R. Clifton et ux property of record in D.B. 535, Page 375, R.O.S.C., TN. Thence, along the westerly right-of-way of the railroad (50 feet from the centerline) S 18°16'33" E – 209.60' to an existing concrete monument at the Southeast corner of the herein-described tract and the Northeast corner of Tom W. Stone, aforementioned. Thence leaving the railroad with the northerly line of Stone, N 83°50'55" W – 294.53' to an existing planted stone; Thence S 57°29'42" W – 140.46' to the POINT OF BEGINNING, containing 2.02 acres.

Being the same property conveyed to Ann Reagan Tomlinson by deeds of record in Deed Book 281, Page 219 and Deed Book 546, Page 606, R.O.S.C., TN.

EXHIBIT C

P00000-10

ITEM 4
7/23/12 GMRPC MEETING

Public Comment

Applicant requests approval to rezone 2.02 (+/-) acres from Agriculture (A) to Residential 40 (R40). Property is located at 855 Coles Ferry Road.

Attachment 4-1 Rezoning Exhibit
Attachment 4-2 Rezoning Ordinance NO. 01207-47
Attachment 4-3 Legal Description of Property

ANALYSIS

The applicant is requesting approval to rezone 2.02 (+/-) acres from Agriculture (A) to Residential 40 (R40). The property is located at 855 Coles Ferry Road, across from the intersection with Stonegate Drive. The property is currently zoned Agricultural (A). The existing use is Dwelling, One-Family Detached, which is a permitted use in the Agricultural zoned district. If the rezoning is approved by the Gallatin City Council the use of Dwelling, One-Family Detached will be maintained. No portion of this property is located in a flood hazard area. The property is located within the Gallatin Planning Region and the property is not contiguous with the existing City Limits, therefore annexation of this property is not being requested.

Gallatin on the Move 2020 General Development and Transportation Plan

The *Gallatin on the Move 2020 General Development and Transportation Plan* identifies this parcel on the Community Character Area Map as Suburban Neighborhood Emerging. The Suburban Neighborhood Emerging classification features the single-family residential use as well as small and large scale apartment and townhomes. According to the *Gallatin on the Move 2020 General Development and Transportation Plan*, the requested zone district of R40 is an applicable zone district for the Suburban Neighborhood Emerging Character Area. Staff is comfortable that the proposed use for this property meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan*.

Adjacent Zoning

Currently, the property at 855 Coles Ferry Road is 2.02 acres, which does not meet the zoning requirement of 2.5 acres per lot in the Agricultural zone. The applicant is wishing to rezone the property to bring it into compliance with the zoning ordinance and so a second parcel can be subdivided off at a later date. The subject property is bordered by Agricultural zoned property to the north and south, and Residential-20 (R20) to the west. To the east are the C.S.X. railroad and two (2) additional parcels. These two (2) parcels are located within Sumner County and outside of the Gallatin Planning Region. The Staff supports the applicant's request to rezone the property from A to R40.

Departmental Comments

All other departmental comments have been satisfied.

EXHIBIT A

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the rezoning request to the Gallatin City Council with the following conditions:

1. The applicant shall submit a copy of the signed affidavit that property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
2. The applicant shall submit fourteen (14) corrected copies of the rezoning exhibit to the Codes/Planning Department.

EXHIBIT A

ATTACHMENT 4-2

ORDINANCE NO. 01207-47

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL (A) AGRICULTURAL RESIDENTIAL ZONE DISTRICT TO RESIDENTIAL 40 (R40) LOW DENSITY RESIDENTIAL ZONE DISTRICT – 2.02 (+/-) ACRES, ANN REAGAN TOMLINSON, OWNER, S.B.E. TAX MAP #134//PARCEL 038.00- LOCATED AT 855 COLES FERRY ROAD, AT THE INTERSECTION WITH STONEGATE DRIVE.

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2011-69, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2011-69, attached hereto as Exhibit A; and
2. That based upon recommendation of approval by the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property described in Exhibit C, attached hereto, and further defined in Exhibit D, Rezoning Exhibit for Ann Reagan Tomlinson Property, shall be amended from the regular zoning district of Agricultural (A) agricultural residential zone district to Residential 40 (R40) low residential density zone district.
3. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning changes herein made.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER
APPROVED AS TO FORM:

EXHIBIT A

JOE H. THOMPSON
CITY ATTORNEY

GALLATIN PLANNING & ZONING

Being the same property conveyed to Ann Reagan Tomlinson by deeds of record in Deed Book 281, Page 219 and Deed Book 546, Page 606, R.O.S.C., TN.

PPA-20-12



City of Gallatin, Tennessee

Codes/Planning Department

**Gallatin Municipal-Regional Planning Commission
ACTION FORM**

DATE: July 24, 2012

TO: Mr. Chuck Kemp
CK Surveyors, LLC
242 W. Main St., PMB 199
Hendersonville, TN 37075

FROM: Gallatin Codes/Planning Department

RE: July 23, 2012: Gallatin Municipal-Regional Planning Commission Meeting
Ann Reagan Tomlinson Property: PC File #0020-12

At the above referenced meeting, the request for rezoning was:

- ☐ RECOMMENDED
☒ RECOMMENDED WITH CONDITIONS
☐ NOT RECOMMENDED
☐ DEFERRED

Conditions of Approval:

1. The applicant shall submit a copy of the signed affidavit that property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
2. The applicant shall submit fourteen (14) corrected copies of the rezoning exhibit to the Codes/Planning Department.

Approval contains the following requirements:

- ☐ NONE
☐ BUILDING PERMIT/USE AND OCCUPANCY PERMIT
☐ ZONING PERMIT
☐ SIGN PERMIT
☐ LAND DISTURBANCE PERMIT
☐ MAINTENANCE SURETY
☐ SITE SURETY

EXHIBIT A



City of Gallatin, Tennessee

Codes/Planning Department

- ☐ SUBDIVISION SURETY
- ☐ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL
- ☒ CITY COUNCIL APPROVAL
 - Council Committee: 8/14/12
 - 1st Reading at City Council: 8/21/12
 - Ad run for Public Hearing by Codes/Planning Department: 8/15/12
 - Public Hearing at City Council: 9/4/12
 - 2nd Reading at City Council: 9/18/12
- ☒ COUNCIL SUBMITTAL
- ☐ SUBMIT 3 CORRECTED, FOLDED COPIES (1 FULL SIZE AND 2 HALF SIZE IF ORIGINAL PLANS ARE LARGER THAN 18 x 24)
- ☐ OTHER

cc: Ms. Ann Reagan Tomlinson
Mayor Jo Ann Graves
Mr. Joe H. Thompson, City Attorney
PC File #0020-12

EXHIBIT A

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

8/14//2012

DEPARTMENT: Finance

AGENDA # 3

SUBJECT:

Ordinance to correct 2012 budget overages in Drug Fund

SUMMARY:

Ordinance to correct 2012 budget overages in Drug Fund

RECOMMENDATION:

approval

ATTACHMENT:

☐ Resolution
☒ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☐ Other

Approved ☐
Rejected ☐
Deferred ☐

Notes:

ORDINANCE NO. 01208-51

ORDINANCE APPROPRIATING FUNDS FOR 2012 DRUG FUND BUDGET
OVERAGES

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$1,000 is hereby appropriated from account 127-35140, Drug Fines, to account number 12742129-329, Operational Supplies, for overages in the fiscal year 2012 budget, and

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect from and after its final passage, the public welfare requiring such.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

8/14//2012

DEPARTMENT: **Finance**

AGENDA # **4**

SUBJECT:

Ordinance to correct 2012 budget overages in General Fund

SUMMARY:

Ordinance to correct 2012 budget overages in General Fund

RECOMMENDATION:

approval

ATTACHMENT:

☐ Resolution
☒ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☐ Other

Approved ☐
Rejected ☐
Deferred ☐

Notes:

ORDINANCE NO. 01208-50

ORDINANCE APPROPRIATING FUNDS FOR 2012 GENERAL FUND BUDGET
OVERAGES

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the following sums of money are hereby appropriated from unspent funds of the 2012 general fund budget:

\$7,000 from 11042220-142, Fire Health Insurance, to the following lines:

\$500, 11041500-142, Finance Health Insurance

\$4,500, 11041620-142, Attorney's Office Health Insurance

\$500, 11042300-142, Animal Control Health Insurance

\$1,500, 11044410-142, Civic Center Health Insurance

for overages caused by the health insurance increase that occurred in October 2011, and

\$3,500 from 11041590-522, Liability Insurance, to 11041620-252, Legal Services, and

\$4,500 from 11042110-123, Police Overtime, to 11042300-123, Animal Control Overtime, and

\$2,000 from 11043170-331, Vehicle Maintenance Gas and Oil, to 11042300-331, Animal Control Gas and Oil, and

\$6,000 from 11044450-350, Golf Items for Resale, to 11044410-323, Leisure Services Food, and

\$15,100 from 11044450-939, Golf Other Improvements, to 11044420-290, Civic Center Other Contractual Services, and

\$5,000 from 11044450-266 Golf Maintenance and Repairs
\$16,300 from 11041310-299 City Admin Council Expenses
\$7,000 from 11041310-171 City Admin Fees of Officials
\$3,000 from 11041310-172 City Admin Election Fees
\$4,700 from 11041310-259 City Admin Other Professional Services
\$500 from 11041310-287 City Administration Meals
\$12,500 to 11044720-147 Parks Unemployment
\$13,300 to 11044720-241 Parks Electricity
\$500 to 11044720-261 Parks Maintenance & Repairs Vehicles
\$10,200 to 11044720-922 Parks Operational Building; and

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,
that this Ordinance shall take effect from and after its final passage, the public welfare
requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 14, 2012

DEPARTMENT: City Attorney

AGENDA #

5

SUBJECT:

Foxland Bonds - City Attorney to make presentation at the meeting.

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

☐ Resolution
☐ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☐ Other

Approved ☐
Rejected ☐
Deferred ☐

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 14, 2012

DEPARTMENT: Councilman Alexander

AGENDA # 6

SUBJECT:

Blakemore Avenue

SUMMARY:

Councilman Alexander requested this item be placed on the agenda.

RECOMMENDATION:

ATTACHMENT:

<input type="checkbox"/>
<input type="checkbox"/>

Resolution
Ordinance

<input type="checkbox"/>
<input type="checkbox"/>

Correspondence
Contract

<input type="checkbox"/>
<input type="checkbox"/>

Bid Tabulation
Other

Approved	<input type="checkbox"/>
Rejected	<input type="checkbox"/>
Deferred	<input type="checkbox"/>

Notes: